

When recorded return to:

Sydney Mossey, Phu Le  
460 Meadow Place  
Sedro Woolley, WA 98284

201812310091  
12/31/2018 01:35 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: C1801287SB

GUARDIAN NORTHWEST TITLE CO.

Statutory Warranty Deed

18-1026

THE GRANTOR Patricia L Garrity, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sydney Mossey, an unmarried person and Phu Le, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 22 Spring Meadows Div. 2

Tax Parcel Number(s): P116067, 4735-000-022-0000

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY EXHIBIT "A"

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "B"

Dated: 12/19/18  
Patricia L Garrity

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 5662  
DEC 31 2018

STATE OF Washington }  
COUNTY OF Skagit } SS:

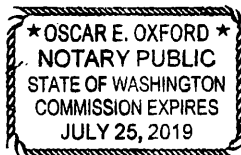
Amount Paid \$5256.00  
By Skagit Co. Treasurer  
mam Deputy

I certify that I know or have satisfactory evidence that Patricia L Garrity

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12.19.2018

Notary Public in and for the State of Washington  
Residing at  
My appointment expires: 7.25.2019



**Exhibit "A"**

Lot 22, "PLAT OF SPRING MEADOWS - DIV. II", as per plat: recorded in Volume 17 of Plats, pages 75 and 76, records of Skagit County, Washington; EXCEPT that portion described as follows:

Beginning at the Northwest corner of said Lot 22; thence South 15°41'54" East along the West line thereof, a distance of 36.25 feet; thence North 01°37'04" West, a distance of 14.39 feet; thence North 24°37'16" West, a distance of 22.57 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

## Exhibit "B"

Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Vine Street Group, LLC, dated March 2, 1999, recorded March 4, 1999 as Auditor's File No. 9903040085.

Above covenants, conditions and restrictions were amended on March 26, 1999, May 20, 1999, July 6, 2000, August 11, 2006 and November 15, 2006 and recorded April 15, 1999, May 25, 1999, July 24, 2000, August 28, 2006 and December 7, 2006 as Auditor's File No's. 99004150048, 9905250019, 200007240001, 200608280166 and 200612070087.

Terms and conditions of By-Laws, dated March 26, 1999, recorded April 15, 1999 as Auditor's File No. 9904150047.

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Spring Meadows-Division II, recorded June 22, 1999 as Auditor's File No. 9906220076.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of water lines and related facilities, in favor of Public Utility District No.1 of Skagit County, dated January 10, 2002, recorded January 30, 2002 as Auditor's File No. 200201300062.

Regulatory notice/agreement regarding Annexation that may include covenants, conditions and restrictions affecting the subject property, recorded January 26, 1994, as Auditor's File No. 9401260022.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Any tax, fee, assessments or charges as may be levied by Spring Meadows Homeowners Association.

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Boundary Line Adjustment Survey for Grandview Inc. recorded June 6, 2003 as Auditor's File No. 200306060217.